

INTRODUCTION

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Statement of Purpose

This document contains the Housing Community Plan (HCP) prepared by The Benham Group for Beale Air Force Base (AFB), California, and Headquarters Air Combat Command (HQ/ACC). It is an analysis of the existing family housing community at Beale Air Force Base.

Housing is one of the most important factors in a person's life. It can affect their career, family life, and personal development. This study is designed to respond to the housing needs of military personnel and their families.

The goal of this study is to provide a long-range plan for providing Air Force families with high-quality, energy-efficient housing to support the needs of the military family and reinforce a strong sense of community. The final product will be a comprehensive plan to be used for future programming and design of all military family housing projects on the base. The plan will be instrumental in bringing the family housing community at Beale AFB up to contemporary military family housing standards. The plan includes both whole-house and whole-neighborhood requirements.

The plan outlined in this document will:

Serve as a guide for bringing the entire housing area, both individual units and neighborhood areas, up to contemporary Air Force standards.

Identify necessary improvements and repairs for both housing unit and community areas.

Function as a programming guide for the development of specific projects as the plan is implemented over a period of time.

Provide estimated construction costs for improvements and repairs in the family housing community.

Provide for the orderly, economical implementation of all proposed improvements through the use of a phasing plan that recognizes the priorities of Beale AFB, the variable nature of funding for improvements, and the logical sequence of construction that must be followed in any project.

This document illustrates conceptual design for specific projects. The plans and proposals within are not prepared for immediate construction.

Goals and Objectives

The goal of the Housing Community Plan (HCP) is to provide families with homes and communities that are comparable in design and amenities to current military family housing standards, which offer:

Adequate transportation and utility systems.

Properly designed, convenient off-street parking.

Family support facilities.

Recreation facilities and athletic areas.

The plan's goal is enhanced by focusing on two objectives: improving community areas (see Chapter 2) and improving individual housing units (see Chapter 3).

Community. The HCP recommends developing a community that fosters and supports:

A sense of neighborhood identity through compatible housing styles, architectural features, and landscape development.

A sense of "Pride of Place" for each resident in the community.

The plan suggests that the above can be achieved by providing:

Structured, functional, uncluttered open spaces with a variety of active and passive recreational opportunities.

Improved landscape development for common spaces and private residential spaces.

Adequate and efficient street and sidewalk systems.

Conveniently located tot-lots, playgrounds, and other recreational facilities.

Informal gathering and relaxation spaces with a mixture of shade and evergreen trees.

Separation of land uses through the use of trees and shrubs as screening.

Housing Units. The HCP recommends that individual housing units should be revitalized to:

Add 25 years to their useful life.

Meet all allowances in accordance with the Air Force Family Housing Guide (AFFH Guide) in making a truly functional and pleasant layout.

Meet contemporary Air Force housing standards.

Incorporate quality materials in construction to the fullest extent possible.

The plan suggests that the above can be achieved by making improvements to the units such as the following:

Renovating kitchens.

Renovating bathrooms.

Installing new floor covering.

Replacing closet doors.

Upgrading mechanical systems.

Adding privacy fences and patios.

Providing new plumbing and lighting fixtures.

Methodology

Five separate steps were used in preparing this plan to insure that the project goal was met in a logical manner. A brief description of these steps follows.

Field Survey

During the month of July 1998, a project team of architects, landscape architects, and engineers conducted a survey of the entire Family Housing community area (see Section 1.2, "Study Area Definition") and visited a total of 20 units. Knowing that they would prepare a long-range master plan for improvements, survey team members focused primarily on "quality of life" issues, such as community image; the visual environment; and in the units, "livability," and the quality of finishes and materials.

Analysis of Existing Conditions

In the second step, the project team documented and evaluated the Family Housing community with respect to the plan's goal and objectives. Their analyses, which consider the base's assets as well as its deficiencies, are featured in Chapters 2 and 3. Guidelines for the analyses are contained in the "Air Force Family Housing Guide", and are generally embodied in contemporary community planning practice.

Recommendations for Community and Unit Improvements

In step three, the project team used their analyses to make comprehensive recommendations for improving all components of the Family Housing community. Several broad categories were used to organize specific improvements into meaningful and functional groupings:

Chapter 2

Community Image and Visual Character

Vehicular and Pedestrian Circulation

Open Space and Recreational Development

Utility and Drainage Systems

Landscape Development

Chapter 3

Unit Analysis

Unit Improvements

Construction Cost Estimating

In step four, the project team identified the current construction costs (based on FY 2002 construction dollars) for all proposed improvements within each section of the recommendations. These figures accurately reflect the magnitude of the proposed improvements. The dollar amounts associated with the various proposals are also used in defining specific projects (see Chapter 4) during the last step in the process.

Construction Phase Planning

For the final step in developing this plan, the project team devised an orderly, economical implementation of all proposed improvements over a multi-year period.

Reference Documents

Reference documents utilized for this HCP Update include:

The original HCP for Beale AFB, dated April 1993

The Base General Plan for Beale AFB, dated April, 1998.

The Air Force Family Housing Guide (AFFH Guide)

Americans with Disabilities Act (ADA) Accessibility Guidelines of 1990

Uniform Federal Accessibility Standards (UFAS)

American National Standard Institute (ANSI) A117.1

Drawings and data provided by Beale AFB

AFI 32-6002, Family Housing Planning, Programming, Design, and Construction

AFI 32-6003, General Officer Quarters

Additional Air Force Instructions and Technical Notes

Department of Defense Manuals

Air Force Housing Energy Design Guide

Military Handbooks 1190 and 1008

Air Force Housing Market Analysis Guidance Manual

Air Force Housing Economic Analysis Guidance Manual

AFI 32-7062, Air Force Comprehensive Planning

HQ ACC Architectural Policy

Handbook for Public Playground Safety

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Executive Summary

The goal of the Housing Community Plan (HCP) for Beale Air Force Base (AFB) is to provide a long-range plan for providing Air Force families with high-quality, energy-efficient housing to support the needs of the military family and reinforce a strong sense of community. The final product will be a comprehensive plan to be used in conjunction with the Air Force Family Housing Design Guide for future programming and design of all military family housing projects on the base. This document utilizes Beale's current Housing Market Analysis and is intended to be fully compatible with the Air Force Housing Master Plan. It will be instrumental in bringing the family housing community at Beale AFB up to contemporary military family housing standards. The plan includes both whole-house and whole-neighborhood requirements.

The plan outlined in this document will:

Serve as a guide for bringing the entire housing area, both individual units and neighborhood areas, up to contemporary standards.

Identify necessary improvements and repairs for the units and the family housing community area.

Function as a programming guide for development of specific projects as the plan is implemented over a period of time.

Provide construction costs for improvements and repairs in the family housing community.

Provide for the orderly, economical implementation of all proposed improvements through the use of a phasing plan that recognizes the priorities of Beale AFB, the variable nature of funding for improvements, and the logical sequence of construction that must be followed in any project.

The Housing Community

At the time of this study, the military family housing community of Beale AFB contained 1,712 houses in six neighborhoods: Lakeview Circle, West Beale Heights, Gold Country, Wheatland Townhomes, East Beale Heights, and Mountain View.

Lakeview Circle consists of 15 single-family homes. These units are for general and senior officers. They are somewhat isolated from the rest of the housing area, located to the north of Beale Lake, and adjacent to Camp Beale Highway in the northern part of the housing area.



Proposed Perspective – Replacement Housing Neighborhood

West Beale Heights consists of 380 split-level and ranch style homes built in 1958 through 1960. These are all single family units located west of Camp Beale Highway and north of Gavin Mandery Drive. Gold Country consists of 200 duplex units built in 1975. The neighborhood is located in the southwestern part of the housing area, south of Gavin Mandery Drive. Wheatland Townhomes housing consists of 306 townhouse units with four and six units per building. These two-story units were built in 1964 and are currently programmed for either replacement or disposal. The townhouses are arranged around central parking courts. This area is south of Gavin Mandery Drive and east of Gold Country housing. East Beale Heights consists of 680 split-level ranch style, and duplex homes built in 1958 through 1960. These are located east of Camp Beale Highway. Mountain View housing is the newest housing on base, completed in 1998. It consists of 131 single-family units, and is located in the northeastern portion of the family housing area, east of Camp Beale Highway and north of East Garryana Drive.

Housing Requirements

The ***MFH Requirements – Detailed Summary*** table, located in Chapter 2.11, indicates that Beale AFB has an overall deficit of 39 housing units. There is a total indicated deficit of 73 enlisted units and a surplus of 34 officer units. This data was taken from the Housing Market Analysis (HMA) for Beale AFB dated October 1996. A new HMA is scheduled for publication in the summer of 1999, but was not completed in time to be incorporated into this document.

The notable differences in the two HMA's are in the Net MFH Requirements and the total number of existing family housing assets. While the 1996 HMA shows a requirement of 1,743 housing units, the new HMA will total 1,394 required units. Because the majority of the Wheatland Townhomes are programmed for disposal, the new HMA will show a total family housing asset count of 1,401 units. The 1996 HMA shows a total of 1,712 assets in the family housing community. When final, the totals shown here for the new HMA will change the distribution of units discussed below.

The most notable aspect of the inventory of units at Beale AFB is the total deficit, from all grade categories, of 785 two-bedroom units. This is balanced by surpluses in most all of the remaining categories. A combination of reallocation between grades of occupants and conversion of other bedroom categories to two-

bedroom units will result in the deficit of two-bedroom units being reduced to a total of 179 units. While there are additional surplus units in other grade/bedroom categories, those units are more properly utilized in their current configuration and could be utilized, as they exist, to house military members who are only eligible for two-bedroom quarters.

Family Housing Neighborhoods

The housing neighborhoods at Beale AFB vary in quality. The Wheatland Townhome area is of the lowest quality, and the Mountainview area is the nicest. The HCP addresses neighborhood issues such as vehicular and pedestrian circulation, the community image and visual character, landscaping, open space and recreational facilities, and utilities.

The neighborhoods currently lack a clear visual identity such as would be found in a private housing development. The HCP recommends entry signage and landscaping to give each individual neighborhood a unique identity.

The development of pedestrian trails and sidewalks is recommended to link the neighborhoods to recreational facilities, and to help create a comprehensive and interconnected jogging and bicycling system for residents of all ages and abilities. Crosswalks are also recommended to provide additional safety for pedestrians.

A hierarchy of recreational facilities has also been introduced to the neighborhoods. These include small totlots for younger children, playgrounds for older children, and ballfields and courts for older children and adults.

Other enhancements of the neighborhood include the addition of numerous shade trees along the streets, in yards, and in common areas; evergreen to block wind and poor views; and ornamental trees and shrubs to improve the aesthetics of the housing areas.

Improvements to drainage around the units are recommended, as well as new lighting along both the streets and for selected recreational areas.

Family Housing Units

The housing units in all six neighborhoods are well maintained and most are in generally good condition. There are, however, distinct differences between the neighborhoods. The newly constructed Mountain View units are in nearly perfect condition and require only minor additions such as a water supply line to the refrigerator. On the other hand, the Wheatland Townhome units are very small and will require a relatively large amount of improvement to bring them up to the Air Force Whole House standards. Some of the systemic problems common to many of the Beale neighborhoods, except Mountain View, include electrical service size, inadequate electric wiring inside the unit, aging air conditioning / heating equipment, ductwork in the crawl spaces, air diffusers, interior doors and door hardware, and transite siding on the exterior of the units. Also, many units still have inefficient single-pane windows.

Size of the living unit is a concern in both East and West Beale Heights and in the Wheatland Townhomes. Many units are as much as 100SF to 200SF smaller than the maximum allowable for their grade and bedroom combination.

These concerns, and others, are addressed in the unit analysis sections of Chapter 3. Modifications proposed to the floor plans include renovating kitchens and bathrooms, enlarging closets, and constructing additional living space.

Project Phasing

The Whole House renovation costs for all of the units, again except for Mountain View, exceed \$50,000 times the area cost factor. Many also exceed 70% of the replacement cost.

The HCP Phasing Plan, located in Chapter 4, has been developed with input from base planning and engineering personnel. It addresses the units in the worst condition first and progresses through a total of 9 phases to improve all of the housing units on base.

Detailed cost estimates are included in the Appendix to provide the flexibility to adjust projects to meet future funding.

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